



# Weekly Permit Bulletin

March 17, 2022

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Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue.

**Bellevue City Hall is now open for limited services and hours. For more information:**  
[development.bellevuewa.gov](http://development.bellevuewa.gov)

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## How to use this bulletin

### To learn more about a project:

- Click the name of the project to view digital documentation.
- Submit a request online to review the project file at [Bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records](http://Bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records)
- Call the planner assigned to the project to arrange to review the project files. The planner's contact information is in the notice.

### To comment on a project:

- Send your comments in writing to the Development Services Department. Be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

### To appeal a permit decision or SEPA determination:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an [appeal notification form](#).
- To file an appeal electronically please email to [cityclerk@bellevuewa.gov](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto:hearingexaminer@bellevuewa.gov) or mailing to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-9012
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of

Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shoreline Hearing Board at 360-459-6327.

## Receive the bulletin by email

Go to the Weekly Permit Bulletin page on our city website at [bellevuewa.gov/permit-bulletin](http://bellevuewa.gov/permit-bulletin). Click the Subscribe button to join the mailing list. You will continue to receive the bulletin weekly until you unsubscribe from this service.

## How to reach us

450 110th Ave NE | P.O. Box 90012 | Bellevue, WA 98009-9012 | 425-452-6800  
The Development Services Center is located on the lobby floor of Bellevue City Hall.

[View a larger Neighborhood map](#)



For alternate formats, interpreters, or reasonable accommodation requests please phone at least 48 hours in advance 425-452-6800 (voice) or email [servicefirst@bellevuewa.gov](mailto:servicefirst@bellevuewa.gov). For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice) or email [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov). If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible.

## General Information Regarding Use of Optional DNS Process

When the SEPA field indicates a Determination of Non-significance (DNS) is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

## Notices of Application

### NOTICE OF APPLICATION

**Project Name:** [Olteanu Residence SSDP and Shoreline Variance](#)

**Location:** 807, 815, 823 128<sup>th</sup> Ave SE

**Neighborhood Area:** Wilburton

**File Number:** 22-100962-LS & 22-100963-WG

**Description:** Land Use review of a Shoreline Variance and Shoreline Permit to construct a new access driveway associated with a proposed single-family residence under Critical Area Land Use Permit 21-122594-LO. The driveway will cross and impact a Category 1 wetland, 110-foot wetland buffer, and 20-foot structure setback. The wetland is associated with Kelsey Creek and within shoreline jurisdiction.

**Approvals Required:** Shoreline Substantial Development Permit approval, Shoreline Variance approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** April 18, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 21, 2022

**Completeness Date:** February 18, 2022

**Applicant Contact:** Adrian Olteanu, 425-615-4766, [aolteanu@outlook.com](mailto:aolteanu@outlook.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

### NOTICE OF APPLICATION

**Project Name:** [Falk Residence](#)

**Location:** 6539 170<sup>th</sup> PI SE

**Neighborhood Area:** Cougar Mountain/Lakemont

**File Number:** 22-102355-LO

**Description:** Critical Areas Land Use Permit review of a proposal to conduct vegetation management within an NGPA, steep slope critical area, and a steep slope buffer to remove two

wildlife snags. The proposal is supported by a tree replacement plan and is a supplement to a prior approval for vegetation management (COB Permit 14-134207-LO).

**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to three one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** March 31, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 17, 2022

**Completeness Date:** March 10, 2022

**Applicant Contact:** Tammy Sorensen, 253-770-3144, [tammy@mailagc.com](mailto:tammy@mailagc.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Cottage Enhancement](#)

**Location:** 4028 140<sup>th</sup> Ave NE

**Neighborhood Area:** Bridle Trails

**File Number:** 22-101385-LO

**Description:** Critical Areas Land Use Permit review resulting from unpermitted structural improvements to an existing non-primary structure located within wetland buffers and structure setbacks. The proposal is to modify the critical area buffer and setbacks to allow the structure to remain in the current location so that the repairs can proceed under associated building permit.

**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** March 31, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 31, 2022

**Completeness Date:** March 1, 2022

**Applicant Contact:** Somit Goyal, 425-802-2451, [somit.goyal@gmail.com](mailto:somit.goyal@gmail.com)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)

# Notices of Decision

## NOTICE OF DECISION

**Project Name:** [Spring District – Block 13](#)

**Location:** 1325 123<sup>rd</sup> Avenue NE

**Neighborhood Area:** BelRed

**File Number:** 21-111030-LD & 21-111032-LS

**Description:** Design Review and Variance approvals to construct a 9-story office building, with four (4) levels of below grade parking to accommodate approximately 266 parking stalls. Application also includes street frontage improvements, landscaping and exterior lighting. A Variance from the Land Use Code has been requested to modify a required setback on the north façade of the building, along NE 14<sup>th</sup> Terrace. The site is located at the corner of 123<sup>rd</sup> Avenue NE and NE 14<sup>th</sup> Terrace in the BR-OR-1 land use district and is approximately 0.94 acres (40,973 sq. ft.) in size.

**Decision:** Approval with Conditions

**Concurrency Determination:** Certificate of Concurrency Issued

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** March 31, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 28, 2021

**Completeness Date:** July 26, 2021

**Notice of Application Date:** August 5, 2021

**Applicant Contact:** Carolyn Wennblom, Wright Runstad & Company, 206-805-5830, [cwennblom@wrightrunstad.com](mailto:cwennblom@wrightrunstad.com)

**City Planner Contact:** Laurie Tyler, 425-452-2728, [LTyler@bellevuewa.gov](mailto:LTyler@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** Sugarface Grooming

**Location:** 402 168th Ave SE

**Neighborhood Area:** Southeast Bellevue

**File Number:** 21-115287-LH

**Description:** Approval of a Home Occupation Permit to establish Sugarface Grooming business within the residence on a property zoned Single-Family (R-5) District, pursuant to LUC 20.30N. The home occupation is proposed to operate from 10 AM to 3 PM with no more than one non-resident employee and not more than six client visits per day.

**Decision:** Approval

**SEPA:** Exempt

**Appeal Period Ends:** March 31, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** July 9, 2021

**Completeness Date:** August 6, 2021

**Notice of Application Date:** October 14, 2021

**Applicant Contact:** Diana Landas, 206-619-0013, [diana.landas@gmail.com](mailto:diana.landas@gmail.com)

**City Planner Contact:** Richard Hansen, 425-452-2739, [RHansen@bellevuewa.gov](mailto:RHansen@bellevuewa.gov)